

13775/23

I - 13775/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

W 689283

S.No. 20029/0009/2023

2 P.M  
8/12

Certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Addl. District Sub-Registrar  
Aahala, South 24 Parganas

08 DEC 2023

**DEED OF GIFT**

**THIS DEED OF GIFT** executed on 8<sup>th</sup> day of December' Two Thousand Twenty Three (2023)

**BETWEEN**

*Torishita Roy*

### Major Information of the Deed

Deed No :	I-1607-13775/2023	Date of Registration	08/12/2023
Query No / Year	1607-2002990009/2023	Office where deed is registered	
Query Date	05/12/2023 1:09:06 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Soumen Ghosh 192/5 M G Road,Thana : Thakurpukur, District : South 24-Parganas, WEST BENGAL, PIN - 700104, Mobile No. : 8013399669, Status :Advocate		
Transaction	Additional Transaction		
[0201] Gift, Gift in Favour of family members	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 27,00,000/-	Rs. 28,61,699/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 14,328/- (Article:33(i))	Rs. 28,631/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :



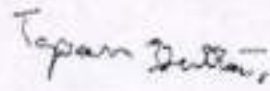
District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mahatma Gandhi Rd, Road Zone : (J.L. Sarani – Kabar Danga More (Premises Located on M.G.Road)) , , Premises No: 70A, , Ward No: 143 Pin Code: 700104

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS -)		Bastu	1 Katha 5 Chatak 15 Sq Ft	23,50,000/-	23,99,999/-	Property is on Road
Grand Total :				2.2Dec	23,50,000 /-	23,99,999 /-	


#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	684 Sq Ft.	3,50,000/-	4,61,700/-	Structure Type: Structure
Gr. Floor, Area of floor : 342 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete  Floor No: 1, Area of floor : 342 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		684 sq ft	3,50,000 /-	4,61,700 /-	

**Donor Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr TAPAN DUTTA, (Alias: Mr Tapan Kumar Dutta) (Presentant )</b> Son of Late Dharendra Nath Dutta Executed by: Self, Date of Execution: 08/12/2023 , Admitted by: Self, Date of Admission: 08/12/2023 ,Place : Office	 08/12/2023	 Captured LT 08/12/2023	 08/12/2023
Kalua Bidhan Pally, City:- Not Specified, P.O:- Joka, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ASxxxxxx4B, Aadhaar No: 38xxxxxxxx5163, Status :Individual, Executed by: Self, Date of Execution: 08/12/2023 , Admitted by: Self, Date of Admission: 08/12/2023 ,Place : Office				

**Donee Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mrs TRISHITA ROY</b> Daughter of Mr Tapan Dutta Alias Tapan Kumar Dutta Executed by: Self, Date of Execution: 08/12/2023 , Admitted by: Self, Date of Admission: 08/12/2023 ,Place : Office	 08/12/2023	 Captured LT 08/12/2023	 08/12/2023
Daughter of Mr Tapan Dutta Alias Tapan Kumar Dutta 16A,Kalkumar Mukherjee Road,, City:- Not Specified, P.O:- Tala, P.S:-Cossipur, District-North 24-Parganas, West Bengal, India, PIN:- 700002 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AJxxxxxx6K, Aadhaar No: 43xxxxxxxx8047, Status :Individual, Executed by: Self, Date of Execution: 08/12/2023 , Admitted by: Self, Date of Admission: 08/12/2023 ,Place : Office				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Pratik Majumder</b> Son of Mr Prasanta Majumder 73.M.G.ROAD, Bidhan Pally, City:- Not Specified, P.O:- Joka, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104	 08/12/2023	 Captured 08/12/2023	 08/12/2023
Identifier Of Mr TAPAN DUTTA, Mrs TRISHITA ROY			

### Transfer of Land from Donor To Donee

Sch No.	Donor Name	Donee Name	Relationship of Donor and Donee (Within Family ?)	Transferred Area	Share in Market Value (In Rs.)
L1	Mr TAPAN DUTTA	Mrs TRISHITA ROY	Y	2.2 Dec	23,99,999/-

### Transfer of Structure from Donor To Donee

Sch No.	Donor Name	Donee Name	Relationship of Donor and Donee (Within Family ?)	Transferred Area	Share in Market Value (In Rs.)
S1	Mr TAPAN DUTTA	Mrs TRISHITA ROY	Y	684 Sq Ft	4,61,700/-

Endorsement For Deed Number : I - 160713775 / 2023

On 08-12-2023

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 33 (i) of Indian Stamp Act 1899.

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 14:00 hrs on 08-12-2023, at the Office of the A.D.S.R. BEHALA by Mr TAPAN DUTTA Alias Mr Tapan Kumar Dutta,Executant.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 28,81,899/- Family Members amount Rs 28,81,899/-

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 )**

Execution is admitted on 08/12/2023 by 1. Mr TAPAN DUTTA, Alias Mr Tapan Kumar Dutta, Son of Late Dharendra Nath Dutta, Kalua Bidhan Pally, P.O: Joka, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Retired Person, 2. Mrs TRISHITA ROY, Daughter of Mr Tapan Dutta Alias Tapan Kumar Dutta, 16A,Kalikumar Mukherjee Road,, P.O: Tala, Thana: Cossipur, , North 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by Profession House wife

Identified by Mr Pratik Majumder, , Son of Mr Prasanta Majumder, 73,M G ROAD, Bidhan Pally,, P.O: Joka, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 28,631.00/- ( A(1) = Rs 28,617.00/- , E = Rs 14.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 28,631/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/12/2023 11:33AM with Govt. Ref. No: 192023240311871928 on 08-12-2023, Amount Rs: 28,631/-, Bank: SBI EPay ( SBIEPay), Ref. No. 5078790454015 on 08-12-2023, Head of Account 0030-03-104-001-16

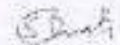
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 14,328/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 13,328/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 689283, Amount: Rs.1,000.00/-, Date of Purchase: 09/10/2023, Vendor name: Jayanta Dey

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/12/2023 11:33AM with Govt. Ref. No: 192023240311871928 on 08-12-2023, Amount Rs: 13,328/-, Bank: SBI EPay ( SBIEPay), Ref. No. 5078790454015 on 08-12-2023, Head of Account 0030-02-103-003-02



Sourav Chakraborty  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BEHALA  
South 24-Parganas, West Bengal

ificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2023, Page from 404394 to 404421  
being No 160713775 for the year 2023.



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Digitally signed by SOURAV CHAKRABORTY  
Date: 2023.12.14 17:03:21 +05:30  
Reason: Digital Signing of Deed.

(Sourav Chakraborty) 14/12/2023  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BEHALA  
West Bengal.

**SRI TAPAN DUTTA (Aadhaar No.3818 6980 5163)**  
**(PAN: ASDPD3904B)** alias Tapan Kumar Dutta son of Late Dharendra Nath Dutta and Late Hena Rani Dutta, by faith- Hindu, by occupation - Retired, residing at Kalua, Bidhan Pally, P.O- R.C.Thakurani now Joka, Police Station- Haridevpur, Kolkata- 700104 hereinafter called and referred to as the **DONOR** (which expression shall unless excluded by or otherwise repugnant to the context hereby be deemed to mean and include his heirs, executors, successors, legal representatives, administrators and assigns) of the **ONE PART.**

**AND**

**MRS. TRISHITA ROY (having PAN: AJMPR1966K)**  
**(Aadhaar No. 4338 8096 8047)** Daughter of Sri Tapan Dutta, wife of Sri Arindam Roy, by faith- Hindu, by occupation- Homemaker/Service, residing at 16A Kalikumar Banerjee Lane, P.O- Tala, Police Station- Cossipur, Kolkata- 700002, herein after referred to as the **DONEE** ( which expression shall unless excluded by or otherwise repugnant to the context hereby be deemed to mean and include her heirs, executors, successors, legal representatives, administrators and assigns) of the **OTHER PART.**

**WHEREAS** at all material point of time one **Smt. Priyabala Gupta**, had purchased **ALL THAT** piece and parcel of Bastu land measuring about 34 decimal

*Trishita Roy*

out of 70 decimal lying and situates at Mouza- Purba Barisha, Pargana- Khaspur, J.L. NO. 23, R.S NO. 43, Touzi No. 1-5, C.S Khatian No. 31, 32, 33 under C.S Dag No. 2186, Police Station- Behala, District Sub Registry Office - Alipore, District - 24 Parganas from it's the then owner namely **Smt. Aruna Bala Sengupta** wife of Satish Chandra Sengupta and others, through a registered deed of sale written in Bengali, registered before the Sub Registrar at Behala and recorded therein Book NO. I Volume No. 6 Pages 11 to 16 being **deed no. 131 for the year 1953.**

**AND WHEREAS** after purchasing the same said Priya Bala Gupta sold, transferred **ALL THAT** piece and parcel of Bastu land measuring about 4 Cottah 00 Chittack 00 sq.ft equivalent to 7 decimal out of 34 decimal lying and situates at Mouza- Purba Barisha, Pargana- Khaspur, J.L. NO. 23, R.S NO. 43, Touzi No. 1-5, C.S Khatian No. 31, 32 & 33 under **C.S Dag no.2186**, Police Station- Behala, District Sub Registry Office - Alipore at Behala, In the District - 24 Parganas, to and in favour of mother of the Donor herein namely **HENA RANI DUTTA (since deceased)** wife of Dharendra Nath Dutta. The said deed of sale is registered before the Sub Registrar at Behala and recorded therein Book NO. I Volume NO. 20 Pages 163 to 170 being deed no. 1390 for the year 1955.

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**AND WHEREAS** thereafter the said land came under Revenue Settlement and **C.S Dag NO. 2186** changed to **R.S. Dag No. 2186/2446** under new R.S Khatian No. 1976, in Mouza- Purba Barisha, J.L. No. 23, R.S NO. 43, P.S- Behala, in the District 24 Parganas.

**AND WHEREAS** after purchasing the same said **HENA RANI DUTTA** started enjoying the same by constructing building thereon and during her life time executed and registered a deed of family settlement in respect of the aforesaid property in favour of her two sons namely **Sri Tapan Dutta, Sri Gautam Dutta** alias Goutam Dutta alias Gautam Kumar Dutta and one grandson namely **Utsab Dutta** (since deceased) son of Sri Gautam Dutta. The said deed of family settlement is registered before the **District Sub Registrar at Alipore** and recorded therein **Book No. I Volume NO. 196 Pages 40 to 52** being deed no. 10655 for the year 1993. But inadvertently in the said deed in all places where Dag number is mentioned including four scheduled in the said deed **C.S Dag NO. 2186** corresponding to **R.S Dag no. 2186/2446** is wrongly typed as **Dag No. 218** only and **(C.S) Khatian No. 31, 32 & 33** has been wrongly typed as **Khatian No. 32/33 under Khatian No. 31, Police Station- Behala then Thakurpukur, in the District - South 24 Parganas, but in the site plan annexed with the said deed it was mentioned as Dag No. 2186.**

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**AND WHEREAS** in the meanwhile said land was assessed in Latest Survey and it is recorded under Mouza- Purba Barisha, J.L. No. 23 now 123, R.S & L.R Dag No.2186/2446, new L.R Khatian No. 8210 in the name of Hena Rani Dutta.

**AND WHEREAS** that subsequently said land also came within the purview of the Kolkata Municipal Corporation under Ward No. 143 and it is mutated before the K.M.C and recorded as K.M.C Premises No. 70 Mahatma Gandhi Road, Police Station- Haridevpur, Kolkata-700104, in respect of Assessee No. 71-143-1401-48-8.

**AND WHEREAS** That said Hena Rani Dutta died on 31.01.1999 and as per terms of the said registered deed of family settlement is registered before the District Sub Registrar at Alipore and recorded therein Book No. I Volume NO. 196 Pages 40 to 52 being deedno. 10655 for the year 1993 Donor herein alongwith Goutam Dutta alias Gautam Dutta alias Gautam Kumar Dutta and Utsab Dutta became lawful owner of ALL THAT piece and parcel of Bastu land measuring about 4 Cottah 00 Chittack 00 sq.ft equivalent to 7 decimal together with building thereon lying and situates at Mouza- Purba Barisha, Pargana- Khaspur, J.L. NO. 23, R.S NO. 43, Touzi No. 1-5, C.S Khatian No. 31, 32, 33 under C.S Dag No. 2186, corresponding to R.S Khatian No. 1976, R.S Dag No. 2186/2446, (corresponding to L.R Khatian No. 8210, L.R Dag No. 2186/2446) within the limits of

*Tarishita Roy*

Joka- II Gram Panchayat now within the Kolkata Municipal Corporation Ward No. 143, K.M.C Premises at 70 Mahatma Gandhi Road, Police Station- Behala then Thakurpukur now Haridevpur, Kolkata- 700104, Addl. District Sub Registry Office - Behala, District Sub Registry Office - Alipore, District - South 24 Parganas.

**AND WHEREAS** said Utsab Dutta died bachelor on 06.11.2010 leaving behind his father Goutam Dutta alias Gautam Dutta alias Gautam Kumar Dutta, as his only legal heirs, as his mother namely Sefali Dutta died before him on 19.05.1998.

**AND WHEREAS** thus said Sri Tapan Dutta alias Tapan Kumar Dutta and Goutam Dutta alias Gautam Dutta alias Gautam Kumar Dutta became joint owners of the property.

**AND WHEREAS** in the meanwhile for easy enjoyment said Goutam Dutta alias Gautam Dutta alias Gautam Kumar Dutta and Tapan Dutta amicably partitioned the aforesaid property through a registered deed of partition, which is registered before the District Sub Registrar-III Alipore and recorded therein Book NO. I Volume No. 1603-2022 Pages 528872 to 528888 Being Deed No. 160316417 for the year 2022.

**AND WHEREAS** to rectify the said typo graphical

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mistakes in Dag numbers and Khatian numbers, in the said deed of family settlement, a **DECLARATION FOR RECTIFICATION** was executed 20.09.2023 which is registered before the D.S.R-III Alipore and recorded therein Book No. I Volume.1602-2023 Pages 390875 to 390886 being deed no.160314537 for the year 2023.

**AND WHEREAS** in the said deed of partition in all places where R.S Dag number is mentioned particularly in Pages No. 2, para no. 3 and Page No. 6 in schedule A (entire property), Page No. 7 schedule B (Allotment of the First owner/First party therein- Mr. Tapan Kumar Dutta alias Tapan Dutta) Page No. 8 (Allotment of the 2<sup>nd</sup> owner/Second party therein- Mr. Gautam Dutta alias Gautam Kumar Dutta) and in site plan annexed with the said deed, due to typographical error/mistake wrongly typed as "R.S Dag NO. 2186, R.S Khatian No. 32/33" in place of its actual "R.S. Dag No. 2186/2446, R.S Khatian No.1976" but L. .R Dag No.2186/2446, new L.R Khatian No. 8210 was rightly written there and for the reason aforesaid a **DECLARATION FOR RECTI-FICATION** was executed, which is registered before the D.S.R-III Alipore and recorded therein Book No. I Volume.1603-2023 Pages 390838 to 390848 being deed no.160314536 for the year 2023.

**AND WHEREAS** thus Donor herein became lawful owner of **ALL THAT** piece and parcel of Bastu land

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measuring about 1 Cottah 05 Chittack 15 sq.ft equivalent to 2.22 decimal together with portion of two storied building thereon measuring about 342 sq.ft on the ground floor and 342 sq.ft on the First Floor lying and situates at morefully and particularly described hereunder and he also got his name mutated before the K.M.C in respect of K.M.C Premises at 70A Mahatma Gandhi Road, Police Station- Behala then Thakurpukur now Haridevpur, Kolkata- 700 104, under Assessee No. 711431431067 and also before the B.L & L.R.O and in the records of B.L & L.R.O his name is recorded in respect of L.R Dag No.2186/2446, new L.R Khatian No. 12860.

**AND WHEREAS** thus, the Donor herein became the sole and absolute owner and occupier in respect of all that piece and parcel of land measuring about 1 Cottah 05 Chittack 15 sq.ft equivalent to 2.22 decimal together with portion of two storied building thereon measuring about 342 sq.ft on the ground floor and 342 sq.ft on the First Floor lying and situates at Mouza- Purba Barisha, Pargana- Khaspur, J.L. NO. 23, R.S NO. 43, Touzi No. 1-5, C.S Khatian No. 31, 32, 33 under C.S Dag No. 2186, corresponding to R.S Khatian No. 1976, R.S Dag No. 2186/2446, (corresponding to L.R Khatian No. 12860, L.R Dag No. 2186/2446) within the limits of Joka -II Gram Panchayat now within the Kolkata Municipal Corporation Ward No. 143, **K.M.C Premises at 70A**

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**Mahatma Gandhi Road, Police Station- Behala then Thakurpukur now Haridevpur, Kolkata- 700 104,** Assessee No. 711431431067, Addl. District Sub Registry Office - Behala, District Sub Registry Office - Alipore, District - South 24 Parganas and has been peacefully enjoying, and possessing the same without any disturbances from any corner and also paying relevant rates and taxes to the concerned authority and the said property is now free from all encumbrances, charges, liens, lispendences, demands, lease, mortgage having a good clear and free marketable title thereof.

**AND WHEREAS** DONOR herein now, out of his natural love and affection towards the Donee being his **daughter** has decided to gift all that piece and parcel of land measuring about 1 Cottah 05 Chittack 15 sq.ft equivalent to 2.22 decimal together with portion of two storied building thereon measuring about 342 sq.ft on the ground floor and 342 sq.ft on the First Floor lying and situates at Mouza- Purba Barisha, Pargana- Khaspur, J.L. NO. 23, R.S NO. 43, Touzi No. 1-5, C.S Khatian No. 31, 32, 33 under C.S Dag No. 2186, corresponding to R.S Khatian No. 1976, R.S Dag No. 2186/2446, (corresponding to L.R Khatian No. 12860, L.R Dag No. 2186/2446) within the limits of Joka -II Gram Panchayat now within the Kolkata Municipal Corporation Ward No. 143, **K.M.C Premises at 70A Mahatma Gandhi Road,** Police Station- Behala then Thakurpukur now Haridevpur,

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Kolkata- 700 104, Assessee No. 711431431067, Addl. District Sub Registry Office - Behala, District Sub Registry Office - Alipore, District - South 24 Parganas together with all user and easement rights on the paths and passages and all other rights and facilities appurtenant thereto, morefully and particularly described hereunder.

**NOW THIS DEED OF GIFT WITNESSETH** that in pursuance of the said intention and in consideration of natural love and affection, which the said **DONOR** have for the said **DONEE being his daughter** and the **DONOR** herein out of said natural love and affection on his free will, without any coercion or under influence from any body whatsoever and fully possession of his senses do hereby give, convey, grant, transfer and confirm by way of gift unto the said Donee **ALL THAT** piece and parcel of land 1 **Cottah 05 Chittack 15 sq.ft equivalent to 2.22 decimal** together with portion of two storied building thereon measuring about 342 sq.ft on the ground floor and 342 sq.ft on the First Floor lying and situates at Mouza- Purba Barisha, Pargana- Khaspur, J.L. NO. 23, R.S NO. 43, Touzi No. 1-5, C.S Khatian No. 31, 32, 33 under C.S Dag No. 2186, corresponding to R.S Khatian No. 1976, R.S Dag No. 2186/2446, (corresponding to L.R Khatian No. 12860, L.R Dag No. 2186/2446) within the limits of Kolkata Municipal Corporation Ward No. 143, **K.M.C Premises at 70A Mahatma Gandhi Road,** Police Station- Haridevpur, Kolkata- 700 104, Addl.

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District Sub Registry Office - Behala, District Sub Registry Office - Alipore, District - South 24 Parganas together with all user and easement rights on the paths and passages and all other rights and facilities appurtenant thereto, morefully and particularly described hereunder, more fully and particularly described in the schedule B hereunder together with all privileges, profits, advantages and all other appurtenances thereto of the value of **Rs. 27,00,000/- (Rupees twenty seven lacs) only** TO HAVE AND TO HOLD the said property in the schedule hereunder written which are hereby conveyed and transferred or expressed or intended so to be by way of Gift unto and to the use of **DONEE** absolutely and forever. The **DONOR** hereby confirmed that they have good right absolute authority and full power to grant the entire messages tenements unto and to the use of the Donee in the manner aforesaid **AND THAT** the Donee shall and may from time to time and at all times hereafter peaceably and quietly enter upon have hold, convey, possess and enjoy the property hereby gifted and receive and take rents issues, profits thereof and /or every part thereof without any hindrance whatsoever from or by the said **DONOR** or by any person or persons claiming from under or trust for them **AND** the Donee does hereby accept the gift mentioned in the schedule hereto.

**AND WHEREAS** the **DONOR** doeth hereby grant, convey, transfer, give and assure unto and to the use of the **DONEE**,

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freely and voluntarily, the property mentioned and described in the schedule hereto and hereinafter referred to as the said property together with undivided and impartibly share of land proportionate to the area of the land with Structure thereon free from all encumbrances, charges, liens, liespendens, attachments, more particularly described in the Schedule" hereunder and delivered possession of the same unto and in favour of the **DONEE TO HAVE AND TO HOLD** the said land with Structure unto and to the use of the Donee absolutely forever without any condition & that DONOR have good right full power and absolute authority to grant, convey, transfer and assure the said land with building thereon and every part thereof unto the Donee in the manner aforesaid but subject to the obligations and conditions herein contained and that the Donee shall or may at all times hereinafter peaceably and quietly possess and enjoy the same and every part thereof according to the terms and conditions herein contained & he is entitled to receive and release the rents, issues, and profits thereof without any interruption claim or demand whatsoever, by the DONOR or pay person claiming lawfully or equitably claiming through under or in trust for him with a right to sale, transfer, mortgage AND the DONOR doth hereby further covenant with the Donee that the DONOR and all person having lawfully and equitably claiming through under or in trust for her & the DONOR as aforesaid shall and will from time to time and all times hereinafter at the request of the Donee the cause to be done, or execute

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all such acts, matters, and things whatsoever for further and more perfectly assuring the said land with Structure thereon and every part thereof unto the Donee in the manner and subject to the terms obligations and conditions herein contained as shall or may be reasonably required AND the DONOR doth hereby further covenant with the Donee or his agents, relations, servants, friends shall have the right of ingress and egress over the said land & the Donee shall not cause any hindrance and/or encroachment AND all the estate, right, title, interest, property claim and demand whatsoever, both at law and/or in equity of the DONOR into and upon the said scheduled bellow property or any part thereof, without any obstruction, hindrance or interruption whatsoever and without any action or suit has been developed upon the said Donee for ever and for good **TO HAVE AND TO HOLD** the said land with Structure thereon or any part thereof hereby granted, gifted, transferred and assigned and assured or expressed or intended so to be inclusive of all rights on path and passages and all other ease-mentary rights attached therein and thereto and all other benefits attached thereto unto and to the use an benefit of the Donee absolutely and for ever free from all encumbrances and liabilities whatsoever and the right possession and enjoyment of the DONOR thereof now vests upon the Donee for ever and for good free from all encumbrances and the DONOR do hereby covenant with Donee that **NOTWITHSTANDING** any act, deeds, things, matters whatsoever made done or executed or knowingly

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suffered to the contrary the DONOR now have good right, full power absolute authority and indefeasible title to transfer, unto and to the use of the Donee in manner aforesaid and deliver vacant peaceful possession thereof simultaneously with the execution of these presents **AND THAT** the Donee shall and may at all time hereafter peaceably and quietly hold, possess and enjoy and said land heriditaments and every part thereof on payment of rents, rates and taxes to the appropriate authority concerned and to get the said property mutated and /or recorded with the appropriate authority concerned in their name and to receive and enjoy rents, issues, and profits thereof without any lawful eviction, interruption, claim or demand whatsoever. The Donee herein is also at liberty to sale, mortgage or to enter any agreement in respect of the scheduled property as they may deem fit and proper. If any error or commission in this deed transpires at a later date the DONOR shall do and execute and any supplementary deed or deeds of rectification in favour of the Donee and that the proportionate rates, taxes and all other outgoings of whatsoever nature due and payable in respect of the said Land with Structure is payable till this day shall be paid by the DONEE herein and Henceforth all payable rates and taxes in respect of the scheduled property shall be borne and paid by the **DONEE** upon registration of these present and she may record **her** name in the records of B.L. & L.R.O and K.M.C., in respect of the property hereby gifted.

*Torichita Roy*

**SCHEDULE ABOVE REFERRED TO ABOVE.**

**( DESCRIPTION OF THE ENTIRE PLOT HEREBY GIFTED)**

**ALL THAT** piece and parcel of land measuring about **1 Cottah 05 Chittack 15 sq.ft** equivalent to 2.22 decimal together with portion of **two storied building thereon measuring about 342 sq.ft on the ground floor and 342 sq.ft on the First Floor** lying and situates at Mouza- Purba Barisha, Pargana- Khaspur, J.L. NO. 23, R.S NO. 43, Touzi No. 1-5, C.S Khatian No. 31, 32, 33 under C.S Dag No. 2186, corresponding to R.S Khatian No. 1976, R.S Dag No. 2186/2446, **corresponding to L.R Khatian No. 12860, L.R Dag No. 2186/2446** within the limits of Kolkata Municipal Corporation Ward No. 143, **K.M.C Premises at 70A Mahatma Gandhi Road, Police Station- Behala then Thakurpukur now Haridevpur, Kolkata- 700 104**, Assessee No. 711431431067, Addl. District Sub Registry Office - Behala, District Sub Registry Office - Alipore, District - South 24 Parganas, (Zone- J.L. Sarani to Kabardanga More... Premises located on M.G.Road) together with all user and easement rights on the paths and passages and all other rights and facilities appurtenant thereto, which is butted and bounded by:-

- NORTH** : By Mahatma Gandhi Road.
- SOUTH** : By Land and building of A.Banik.
- EAST** : By 12 ft wide road.
- WEST** : By land and building of Gautam Dutta.

*Toshita Roy*

**IN WITNESS WHEREOF** the parties hereunto put their respective hands on the day, month and year first above written.

*Jagan Datta*  
 .....  
**DONOR**

**Cordially accepted the Gift.**

*Trishita Roy*  
 .....  
**DONEE**

**WITNESSES:**

1. *Anita Datta*  
*Kalua Bidhanally*  
*Ka- 700104*
2. *Sanjay Sarda*  
*M.G. Road*  
*Pragati colony*  
*Ka 63*

Read over, explained in Vernacular to the Parties and admitted to be correct and drafted by me and prepared in my serasta as per instructions and documents supplied by the parties herein.,

*[Signature]*  
 Sumita Das Ghosh (WB-1278/99)  
 Alipore Judges Court, Kolkata- 700 027.

Typed by :  
*B. Mondal*  
 B. Mondal,  
 Aparajita, Kol-104

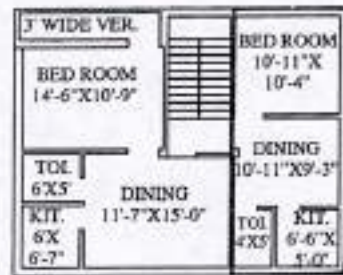
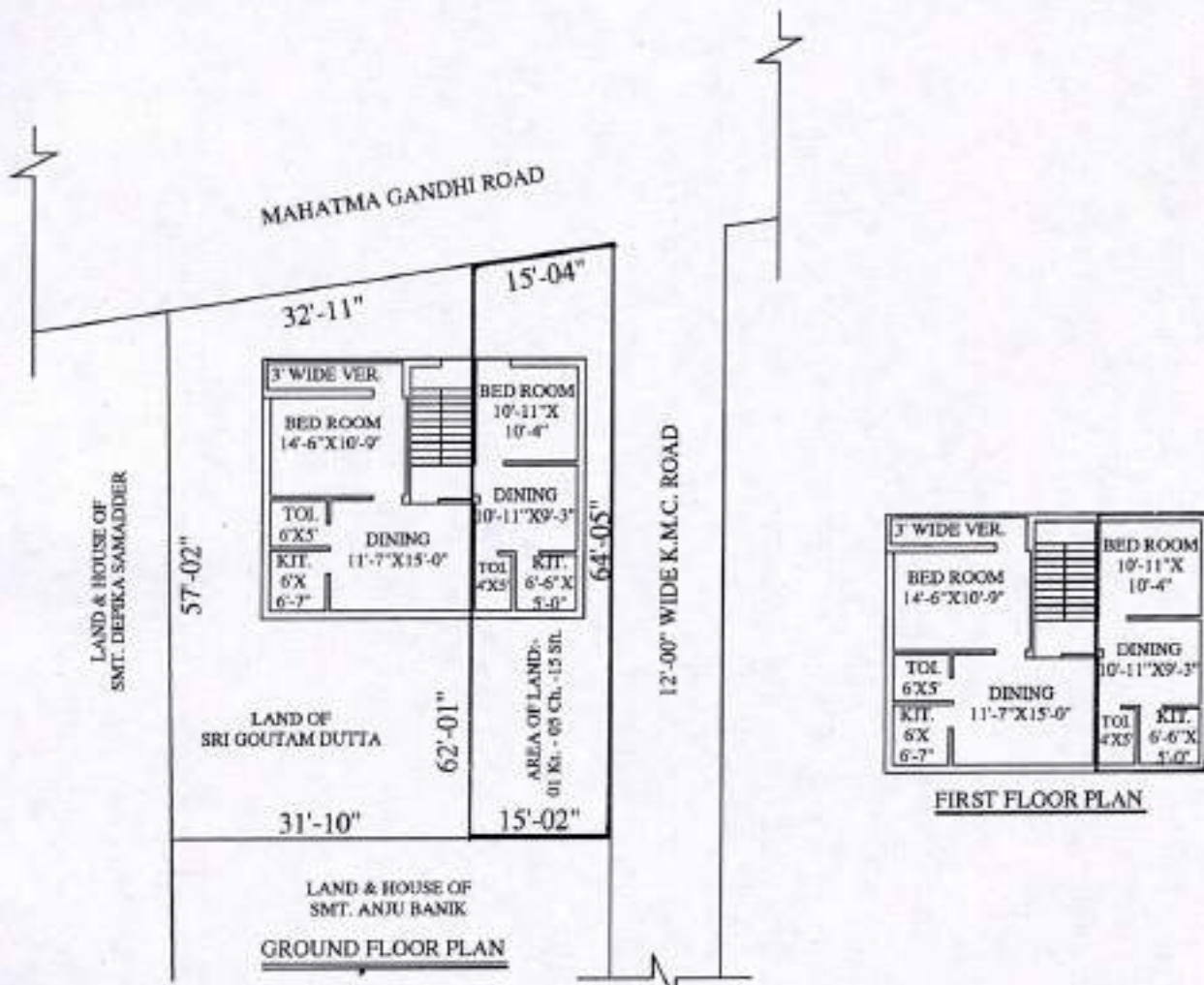
*Trishita Roy*

DEED PLAN AT PREMISES NO - 70A, MAHATMA GANDHI ROAD, MOUZA - PURBA BARISHA, J. L. NO - 23, R. S. NO - 43, PART OF C. S. DAG NO - 2186, C. S. KHATIAN NO- 31, 32 & 33, R. S. & L. R. DAG NO- 2186/ 2446, R.S. KHATIAN NO- 1976, L. R. KHATIAN NO- 12860, TOUZI NO- 1-5, P.S- THAKURPUKUR NOW HARIDEVPUR, DIST- 24 Pgs. (S), UNDER K.M.C. WARD NO- 143, KOLKATA- 700104 .

DONOR - SRI TAPAN DUTTA  
 DONEE - SMT. TRISHITA ROY

NOTE :-

- GIFTED AREA OF LAND - 01 Ki. - 05 Ch. - 15 Sft
- GIFTED AREA OF GROUND FLOOR - 342 Sft. M/L
- GIFTED AREA OF FIRST FLOOR - 342 Sft. M/L
- AREA SHOWN IN RED BOUNDARY.
- ALL UNITS ARE IN ENGINEERING.



FIRST FLOOR PLAN

GROUND FLOOR PLAN

*Tapan Dutta*  
 SIGNATURE OF DONOR

*Trishita Roy*  
 SIGNATURE OF DONEE

DREAM MART  
 2/12/3, NETAJI PALLY,  
 PURBAPARA ROAD (BARISHA)  
 HARIDEVPUR, KOLKATA-63  
 Email.- dream\_mart08@yahoo.com

GIFT DEED PLAN FOR -  
 SMT. TRISHITA ROY

SCALE:- 1"=20' DRG. NO.-DM.-03-12-23

DRAWN BY-  
*Parimal Biswas*  
 Parimal Biswas (D.M. Civil)  
 N.M.C. Lic. No.-L/137839  
 2/12/3, Netaji Pally,  
 Purbapara Road (Barisha),  
 P.S.-Haridevpur, Dist-



LEFT HAND					
RIGHT HAND					

NAME : TAPAN DUTTA

SIGNATURE : Tapan Dutta



LEFT HAND					
RIGHT HAND					

NAME : TRISHITA Roy

SIGNATURE : Trishita Roy



Government of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Assessment Slip

Query No / Year	2002990009/2023	Office where deed will be registered
Query Date	05/12/2023 1:09:06 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Soumen Ghosh 192/5 M G Road, Thana : Thakurpukur, District : South 24-Parganas, WEST BENGAL, PIN - 700104, Mobile No. : 8013399669, Status : Advocate	
Transaction	Additional Transaction	
[0201] Gift, Gift in Favour of family members	[4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 27,00,000/-	Rs. 28,61,699/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 14,328/- (Article:33(i))	Rs. 28,631/- (Article:A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 1,000/-
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mahatma Gandhi Rd, Road Zone : (J.L. Sarani -- Kabar Danga More (Premises Located on M.G.Road)) , Premises No: 70A, Ward No: 143, Pin Code : 700104

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS -)		Bastu	1 Katha 5 Chatak 15 Sq Ft	23,50,000/-	23,99,999/-	Property is on Road
Grand Total :				2.2Dec	23,50,000 /-	23,99,999 /-	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	684 Sq Ft.	3,50,000/-	4,61,700/-	Structure Type: Structure
Gr. Floor, Area of floor : 342 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 342 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		684 sq ft	3,50,000 /-	4,61,700 /-	



Query No: 2002990009 of 2023, Printed On : Dec 5 2023 1:09PM, Generated from wtregistration.gov.in

**Jonor Details :**

SI No	Name & address	Status	Execution Admission Details :
1	Mr TAPAN DUTTA, (Alias: Mr Tapan Kumar Dutta) Son of Late Dharendra Nath Dutta, Kalua Bidhan Pally, City:- Not Specified, P.O:- Joka, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. ASxxxxxx4B, Aadhaar No.: 38xxxxxxxx5163, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

**Donee Details :**

SI No	Name & address	Status	Execution Admission Details :
1	Mrs TRISHITA ROY Daughter of Mr Tapan Dutta Alias Tapan Kumar Dutta, 16A, Kalikumar Mukherjee Road,, City:- Not Specified, P.O:- Tala, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AJxxxxxx6K, Aadhaar No.: 43xxxxxxxx8047, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

**Identifier Details :**

Name & address
Mr Pratik Majumder Son of Mr Prasanta Majumder 73, M G ROAD, Bidhan Pally,, City:- Not Specified, P.O:- Joka, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of Mr TAPAN DUTTA, Mrs TRISHITA ROY

**Transfer of Land from Donor To Donee**

Sch No.	Donor Name	Donee Name	Relationship of Donor and Donee (Within Family ?)	Transferred Area	Share in Market Value (In Rs.)
L1	Mr TAPAN DUTTA	Mrs TRISHITA ROY	Y	2.2 Dec	23,99,999/-

**Transfer of Structure from Donor To Donee**

Sch No.	Donor Name	Donee Name	Relationship of Donor and Donee (Within Family ?)	Transferred Area	Share in Market Value (In Rs.)
S1	Mr TAPAN DUTTA	Mrs TRISHITA ROY	Y	684 Sq Ft	4,61,700/-



**Owner and Land or Building Details as received from KMC :**

Sr. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 711431431067 Premises No. : 70A Ward No. : 143 Street Name : MAHATMA GANDHI ROAD	Reference Deed No. : I-016417/22 Date of Registration. : Oct 20, 2022 Office Where Registered : DSR	Owner Name : TAPAN DUTTA Owner Address : 70A, MAHATMA GANDHI ROAD, KOLKATA Pin No. : 700104	Character of Premises: Total Area of Land: 1 Cottah, 5 Chatak, 15 SqFeet,

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 04-01-2024) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 04-01-2024)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situated in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:  
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BEHALA, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



Query No: 2002990009 of 2023. Printed On : Dec 5 2023 1:09PM, Generated from wregistration.gov.in

Govt. of West Bengal  
Directorate of Registration & Stamp  
Revenue  
GRIPS eChallan



192023240311871928

GRN Details

GRN:	192023240311871928	Payment Mode:	SBI Epay
GRN Date:	08/12/2023 11:32:37	Bank/Gateway:	SBICPay Payment Gateway
BRN :	5078790454015	BRN Date:	08/12/2023 11:33:19
Gateway Ref ID:	334265051349	Method:	State Bank of India UPI
GRIPS Payment ID:	081220232031187191	Payment Init. Date:	08/12/2023 11:32:37
Payment Status:	Successful	Payment Ref. No:	2002990009/1/2023 [Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr Tapan Dutta
Address:	M G Road
Mobile:	9836996870
Period From (dd/mm/yyyy):	08/12/2023
Period To (dd/mm/yyyy):	08/12/2023
Payment Ref ID:	2002990009/1/2023
Dept Ref ID/DRN:	2002990009/1/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002990009/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	13328
2	2002990009/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	28631
			<b>Total</b>	<b>41959</b>

IN WORDS: FORTY ONE THOUSAND NINE HUNDRED FIFTY NINE ONLY.

PAID